

ELK RIDGE
PLANNING COMMISSION
MARCH 3, 2022

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday March 3, 2022, at 7:00 p.m. at 80 E. Park Dr., Elk Ridge, UT 84651.

ROLL CALL

Commissioners: Maureen Bushman, Matt Stewart, Larry Lee, Melanie Paxton, Ron Hill, Absent, Ron Gaily
Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*
Public:

OPENING ITEMS

Chairperson Maureen Bushman welcomed. Opening remarks were said by Lee Pope. Maureen Bushman led the Pledge.

MATT STEWART MOTIONED TO APPROVE THE AGENDA MAUREEN BUSHMAN SECONDED
VOTE AYE (5) NAY (0) ALL APPROVED Absent Ron Gailey

PUBLIC HEARING

ORDINANCE AMENDMENT 10-12-13 FENCES WALLS AND HEDGES

Maureen Bushman opened public hearing

No public comment

Maureen Bushman closed the public hearing

PLANNING COMMISSION ACTION ITEMS

1. ORDINANCE AMENDMENT 10-12-13 FENCES WALLS AND HEDGES

Maureen Bushman stated the state code requires fences over 7 feet to be permitted. This ordinance is to bring Elk Ridge code into compliance with the state. Larry Lee stated that in order to protect gardens from deer they can get over a 7-foot fence and the cost will be a hardship on the elderly.

LARRY LEE MOTIONED TO RECOMMEND ORDINANCE AMENDMENT 10-12-13 FENCES WALLS AND HEDGES BE SENT TO THE COUNCIL FOR APPROVAL RON HILL SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED Absent Ron Gailey

2. CE 3 ZONES: CODE/GENERAL PLAN

Larry Lee updated the planning commission on the city council CE3 discussion stating the city council had an open discussion with residents on the trails, animal rights, roads slopes, snow removal, overgrown with scrub oak and the sewer availability. Roads and buildable spaces need to be laid out in order first. Larry Lee stated Council person, Tanya Willis did a very good job with the initial draft of the CE3 code.

Maureen Bushman stated that the planning commission's role is to focus on the area as a whole and the code and not as a development and to take an over all look at the draft before them and generally discuss the differences between the CE3 and HR1 code and how the city deal with slopes, lot size roads while preserving the environment. Is there a way to reference HR1 and cut down the size of the code which is very lengthy? Melanie Paxton stated the last city survey showed that things related to nature are most important such as: open spaces, trails, and pathways. This draft is helping to maintain the environment which is crucial to the city. One concern is how would the existing roads sustain the traffic that any development in the south end would use, has there been a study on these roads such as High Sierra? Larry Lee stated the CE3 came from the HR1 zone and there are differences in the areas. The city does not want a bunch of land deeded to it to take care of. Melanie Paxton stated that then the trails that are already in existence are lost. Larry Lee stated that you cannot deal with critical environment one lot at a time. We need to identify what is the most critical items such as 20% or over grades, slopes, critical road access for fire and other aspects such as trails and trail heads and how many sewer connections are available first. Clustering doesn't have to happen; that will naturally occur due to the land and the buildable areas which gives development flexibility and suggests taking a 1 acre square area and identify the building area, roads trails first then worry about the lot size. Matt Stewart stated that High Sierra is not a collector road, it is just a secondary local road. Ron Hill asked to hear from the property owners about the area. Lee Pope – Land Owner, stated that 12 years ago Elk Haven was submitted to the city for

development. There were Planning Commission members that were openly vocal against development. The most restricted codes were then enacted which are stricter than anywhere. If a developer comes in, who has a good plan, but they can't make any money then they will be where they were 10 years ago, unable to develop. That's what stopped the development before the recession. Melanie Paxton states that there is a problem in section I (?) that the owner can allow or limit access to trails. Karl Shuler stated that once the trail is dedicated to the city the city owns the trail. Maureen confirmed that the city would own the trails. Karl Shuler -Land Owner, stated when Elk Haven was in process the zone was CE1. The HR1 is the most restrictive zone in the state. He gave different examples of hill side communities that couldn't have been built under the HR1. Who will figure out the cost of replacing a tree? Roads at 15% grade maybe too steep but 8% grade may not be enough. The ridge lines that are protected, some are not even seen from the rest of Elk Ridge and the way the setback code is written places the buildable area on the ridgeline which doesn't work. (Name) a Firefighter for 32 years stated the current road system is not big enough for all fire engines. Where are the ingresses and egresses, how many cul-de-sacs are there? You need to build so emergency service can function. Larry Lee stated the current draft repeats itself too many times and needs to be condensed. Maureen Bushman asked what the Planning Commission would like to propose to the City Council as they go forward with the CE3 area. Melanie Paxton agrees with Larry the draft needs to be condensed. She would like to have professionals explain slopes, roads, grades to them. Karl Shuler will see if he still has the Geotech from the Elk Haven area. Maureen Bushman stated City Council will report to the Council that 1) the condense the code, 2) get professional opinion/reports/studies on roads, water, grades. Melanie Paxton stated that all the commission members need to go up and look at this whole area, with permission. Matt Stewart asked if the city has done any water or road studies. Royce Swensen confirmed that it has not.

3. ASSIGN PLANNING COMMISSION TIME FOR CITY COUNCIL

Maureen Bushman stated that the Planning Commission and Council would like a member of the commission attend the council meetings and a member of the council will attend the planning commission meetings in order to give updates at the perspective meetings on the items that have been discussed and the ideas and thoughts behind their recommendations and passed out a sign up sheet for the commissioners to choose available months.

4. DISCUSS TOWNHALL TOPIC: ROADS

Maureen Bushman asked the commission members if they still want to continue with the Town Hall, is there a better forum? The next one was going to be on roads. Maureen Bushman stated that questions are taken ahead of time so that the correct answer can be given and not half questions or misinformation. The last meeting on water did not have a very good turnout. Melanie Paxton said the last meeting was very redundant. Matt Stewart does not want to waste people's time. If the citizens are not going to engage, then he would rather not do it. Matt and Darren talked about a way to answer questions and be transparent because it is too hard to answer questions in this type of setting. If they could get a good turn out, then it would be much more beneficial. Commission members will think about what they want to do.

5. TRAINING RECAP

Laura Oliver, Deputy Recorder confirmed that all members had finished the required reading for the training per state requirement and passed out a certification paper for the commission to sign.

6. APPROVAL OF MINUTES FOR FEB. 2, 2022

MELANIE PAXTON MOTIONED TO APPROVE THE FEBRUARY 2, 2022 MINUTES, WITH THE CORRECTION OF MATTHEW STEWART'S NAME IS REALLY MATT NOT MATTHEW AS IT HAS STATED FOR THE PAST 3 YEARS ON HIS NAME PLATE AND THE MINUTES LARRY LEE SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED Absent, Ron Gailey

ADJOURNMENT – Matt Stewart motioned to adjourn Ron Hill Seconded.

VOTE AYE (5) NAY (0) ALL APPROVED Absent, Ron Gailey


Planning Commission Coordinator